165.A	0005	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	487,900	/	487,900
USE VALUE:	487,900	/	487,900
ASSESSED:	487,900	/	487,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49	-53	APPLETON ST, ARLINGTON

OWNERSHIP

Unit #: 9

Owner 1:	MERCIER GREGORY E & JULIE D
Owner 2:	
Owner 3:	
Street 1:	49 APPLETON ST #9
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Asbestos Exterior and 1823 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	487,900			487,900
Total Card	0.000	487,900			487,900
Total Parcel	0.000	487,900			487,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 267.64 | /Parcel: 267.64

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	199385
GIS Ref	
GIS Ref	
Insp Date	09/05/18

!12834!

PREVIOUS ASSESSMENT

Parcel ID 165.A-0005-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	487,900	0	.		487,900		Year end	12/23/2021
2021	102	FV	473,700	0	.		473,700		Year End Roll	12/10/2020
2020	102	FV	466,600	0	.		466,600	466,600	Year End Roll	12/18/2019
2019	102	FV	409,400	0	.		409,400	409,400	Year End Roll	1/3/2019
2018	102	FV	362,300	0	.		362,300	362,300	Year End Roll	12/20/2017
2017	102	FV	224,100	0	.		224,100	224,100	Year End Roll	1/3/2017
2016	102	FV	266,800	0	.		266,800	266,800	Year End	1/4/2016
2015	102	FV	261,100	0	.		261,100	261,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:38:41

LAST REV

Date	Time
09/05/18	15:18:45

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12834

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PELZ ANNE E &	65741-294		7/16/2015	Convenience	1	No	No		Transfer of Storage units that have become pa
PELZ ANNE E,	65741-093		7/16/2015		219,000	No	No		
PELZ ANNE E	38173-199		3/4/2003	Family	500	No	No		This deed was just for storage space of 1178
ROSE SANFORD/TR	37211-534		11/29/2002		299,500	No	No		
SANFORD ROSE	27662-281		9/10/1997	Family		No	No		A

USER DEFINED

Prior Id # 1:	199385
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2017	171	Add Att	39,960	C				approx 1000 sq ft

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Measured	DGM	D Mann
8/30/2017	Info Fm Prmt	DGM	D Mann
8/29/2017	Measured	DGM	D Mann
8/29/2017	Permit Visit	DGM	D Mann
8/29/2017	Left Notice	DGM	D Mann
3/21/2016	SQ Returned	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7132																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G18	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	9.950000000
Name:	172 - 7132

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	I - Income Adj	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.22597361
Const Adj.:	0.97371608
Adj $ / SQ:	364.094
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785655
Depreciation:	297763
Depreciated Total:	487892

COMMENTS

CONDO CONVERSION 1997,Building Number 1.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	3	BRs:	1	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	2
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	382.30
Special Features:	0	Val/Su Net:	267.64
Final Total:	487900	Val/Su SzAd	267.64

SKETCH

UnSketched SubAreas:
GLA: 1823,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,823	364.090	663,743

Net Sketched Area:	1,823			Total:	663,743
Size Ad	1823	Gross Area	1823	FinArea	1823

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

165.A-0005-0023.0

IMAGE

AssessPro Patriot Properties, Inc